

**MINUTES FOR THE SPECIAL MEETING OF THE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
OF THE VILLAGE OF CAMPTON HILLS**

**September 26, 2016 7:00 P.M.**

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**VILLAGE HALL  
40W270 LAFOX ROAD, STE B  
CAMPTON HILLS, ILLINOIS**

**1. Call to Order**

Chairperson Carpenter called the meeting to order at 7:04pm

**2. Roll Call**

Chairperson Carpenter called the Roll:

Present: Chairperson *Carpenter*, Member *Pree*, Member *Phillips*, Member *White Eagle*,  
Member *Brauer*

Absent: Member Dragoo

Also Present: Officer Ranieri, Interim Administrator Searl

**3. Public Comments**

Mr. Jerome Johnson, 41W652 Beith Rd. Elburn, IL 60119. Introduced himself as a lifelong area resident and Garfield Farm Director. Mr. Johnson commented about the historical nature of the area and the need to find more way's to effectively communicate to residents proposed area developments. He urged the Village to go beyond any legal notification requirements and try to identify anyone who may be impacted when sending out notifications.

**4. New Business**

- a. **Motion to approve July 28, 2016, Plan Commission/Zoning Board of Appeals meeting minutes as corrected made by Member Pree: seconded by Member Brauer**

Member Pree suggested corrections to the July 28, 2016 Minutes

Roll Call Vote:

3-Ayes: Members: Brauer, Carpenter, Pree

0-Nays:

2-Abstension: Members: Phillips, White Eagle

Motion Carried.

- b. Discussion of the Ciampi Development / PUD on Harley Rd - Proposed 12 lot residential/agricultural community.

- Mr. Gary Ciampi, owner of Michael Vincent Holmes, presented a "conceptional" idea of amending a previously approved PUD on Harley Road. The concept is to increase the number of approved lots from 6 to 12 with a 5-acre front area for detention and Community Supported Agriculture (CSA).
- Member Brauer asked whether or not soil conditions would support the type of development Mr. Ciampi has in mind including the homes with a basement. Mr. Ciampi explained that his purpose this evening is to just discuss the concept and that more investigation and engineering would

need to be done to the satisfaction of Village regulations if he moves forward with the PUD change.

- Chair Carpenter asked about lot, home size, and approximate price point. Mr. Ciampi responded that they will be one (1) plus acre lots. He expected the homes to be in the range of 2,600 to 3,200 sq. ft. The price point range will be \$500,000 to \$650,000.
- Chair Carpenter expressed a need for more affordable housing closer to the Campton Hills town center and wondered about the marketability of Mr. Ciampi's proposed product. Therefore Chair Carpenter was not for a change.
- Member White Eagle liked the project concept and the housing diversity it would offer to Campton Hills.
- Member Phillips expressed a need for townhome style project in Campton Hills.
- Member Pree suggested the idea of trading density for more agricultural use.
- Mr. Ciampi thanked the Board for the constructive feedback and excused himself from the meeting.

#### 5. Old Business

- a. Comprehensive Plan - Due to the late hour, the Board decided to continue Old Business items to the next meeting.

Member Phillips briefly described the region's potable water concerns. Member Phillips further stated that a future Water Resources Committee would look at this.

#### 6. Motion to adjournment the meeting at 8:30 pm made by Member Pree; seconded by Member White Eagle.

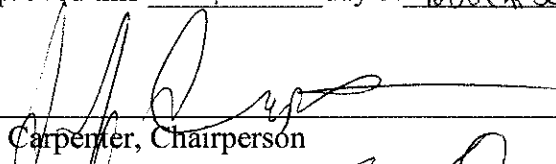
Voice Vote:

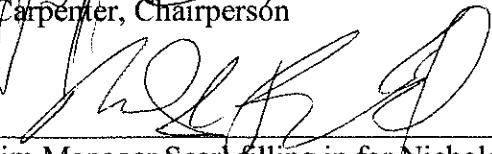
5-Ayes

0-Nays

Motion Carried.

Approved this 14 day of November, 2016.

  
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Joe Carpenter, Chairperson

  
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Interim Manager Searl filling in for Nicholas Girka, Village Clerk